

BUILDING AREA (GROSS):

GROUND LEVEL (GROSS AREA): 3,481 SQ. FT.

SECOND LEVEL (GROSS AREA): 718 SQ. FT.

TOTAL (GROSS AREA): 4,199 SQ. FT.

PARKING CALCULATION:

ONE (1) PARKING STALL PER 250 SQ. FT. OF TOTAL BUILDING GROSS AREA (SQ. FT.)

BUILDING AREA (GROSS): 4,199 SQ. FT. DIVIDED BY 250 SQ. FT. = 16.8 (ROUND UP TO) 17

NUMBER OF PARKING STALLS REQUIRED: 17

NUMBER OF PARKING STALLS PROVIDED: 18

NUMBER OF DISABLED ACCESS PARKING STALLS REQUIRED: 1  
(ONE (1) STALL FOR THE FIRST 1 TO 40 STALLS)

NUMBER OF DISABLED ACCESS PARKING STALLS PROVIDED: 1

1. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES
2. ALL DIMENSIONS ON THIS PLAN ARE TO FACE OF FINISH I.N.O.
3. REFER TO ENLARGED PLANS FOR TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE
4. ALL WROUGHT IRON SHALL BE PAINTED WITH RUST INHIBITING PAINT IN ACCORDANCE WITH PAINT MANUFACTURER SPECIFICATIONS.
5. NO PORTION OF NEW WROUGHT IRON FENCE AND GATES SHALL PERMIT A 4 INCH SPHERE TO PASS THROUGH IN ACCORDANCE WITH CODE REQUIREMENTS.
6. NEW WROUGHT IRON FENCE AND GATES SHALL BE DESIGNED TO MEET ALL LATERAL RESISTANCE REQUIREMENTS IN THE APPLICABLE CODES.

- 1 EXISTING 3 FT. HIGH CMU WALL TO REMAIN
- 2 EXISTING 6 FT. HIGH CMU WALL TO REMAIN
- 3 NEW WROUGHT IRON FENCE ADDED TO TOP OF EXISTING 3 FT. HIGH CMU WALL TO RAISE OVERALL HEIGHT OF FENCE TO 6 FT. HIGH
- 4 EXISTING LIGHT POLE TO REMAIN TYP.
- 5 EXISTING LANDSCAPED AREA TO REMAIN TYP.
- 6 EXISTING ASPHALT PAVEMENT SURFACE TO REMAIN TYP.
- 7 EXISTING LIGHTED FREE STANDING SIGN TO REMAIN
- 8 EXISTING 750 GAL. BELOW GRADE CLARIFIER TO REMAIN
- 9 EXISTING BELOW GRADE DRAIN BOX TO REMAIN
- 10 EXISTING CHAIN LINK GATE TO REMAIN
- 11 EXISTING 2-WAY VEHICLE ENTRY TO REMAIN TYP.
- 12 EXISTING CONCRETE WALKWAY TO REMAIN
- 13 EXISTING LANDSCAPED PARKWAY TO REMAIN TYP.
- 14 NEW PARKING STALLS
- 15 EXISTING CONCRETE CURB AND GUTTER TO REMAIN
- 16 EXISTING CONCRETE VEHICLE DRIVE TO REMAIN
- 17 EXISTING POURED IN PLACE CONCRETE STAIRS TO REMAIN
- 18 EXISTING WOOD FRAMED BUILDING, WITH EXTERIOR CEMENT PLASTER FINISH, TO REMAIN
- 19 EXISTING METAL GARAGE DOOR TO REMAIN
- 20 NEW 6 FT. HIGH WROUGHT IRON SLIDING GATE
- 21 NEW DETECTABLE WARNING SURFACE, TRUNCATED DORIES, COLOR YELLOW
- 22 NEW DISABLED PARKING STALL
- 23 EXISTING PROPERTY LINE TO REMAIN
- 24 EXISTING METAL CANOPY FRAME TO REMAIN
- 25 NEW DISABLED ACCESS PARKING SIGN
- 26 NEW 4" THICK POURED IN PLACE CONCRETE WALKWAY
- 27 REMOVE EXISTING CONCRETE CURB
- 28 REMOVE EXISTING WROUGHT IRON FENCE
- 29 REMOVE EXISTING WROUGHT IRON SLIDING GATE, TO BE RELOCATED AS SHOWN
- 30 REMOVE EXISTING LIGHT POLE, CAP ELECTRICAL AND REMOVE WIRING BACK TO PANEL
- 31 EXISTING PALM TREE, TO REMAIN TYP.

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DISABLED ACCESS PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY  
TO BUILDING ENTRANCE

**ACCESSIBLE PARKING STALL**

- 18'-0" height
- 3'-0" MIN. clear width
- 9'-0" width
- 5'-0" width to concrete wheel stop
- 8'-0" width to van stall
- AT VAN STALL
- DISABLED PARKING STALL SIGN
- CONCRETE WHEEL STOP
- 2% MAX SLOPE IN ANY DIRECTION FOR BOTH PARKING STALL & LOADING AISLE
- A-X (wheelchair symbol)

**STANDARD PARKING STALL**

- 18'-0" height
- 9'-0" width
- S-X (standard symbol)

**Brotman Auto Center**  
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(323) 780-8684  
Contact: Guzman Valdivia

# Brotman Auto Center Tenant Improvement

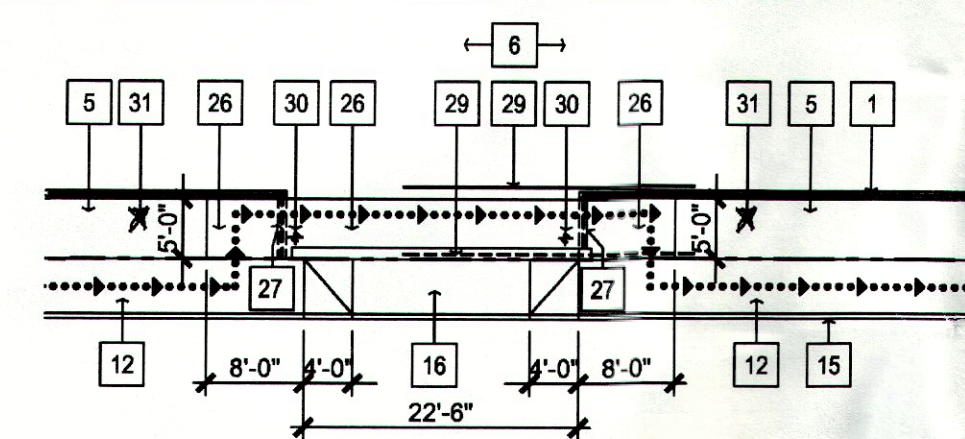
No.	Date	Description
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It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor should be thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

# TITLE SHEET AND SITE PLAN

A-1

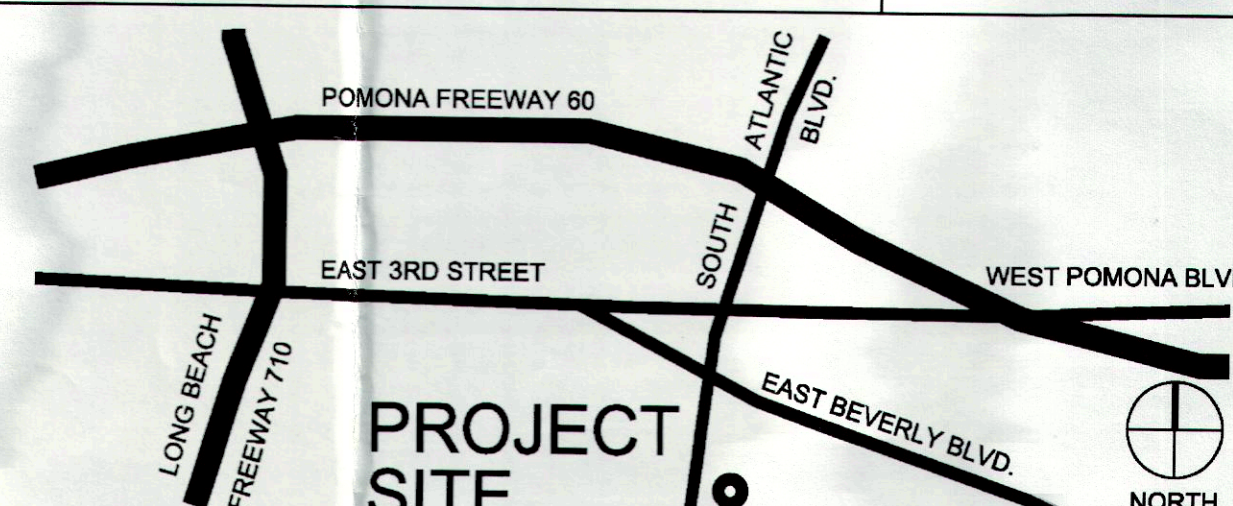


A compass rose with four quadrants. The top quadrant is labeled 'NORTH' in bold capital letters. The other quadrants are empty.

CODE NOTES:

1) ALL NEW WORK SHALL COMPLY WITH THE FOLLOWING CODES:

A) 2010 CALIFORNIA BUILDING CODE



A-1	TITLE SHEET AND SITE PLAN
A-2	FLOOR PLANS AND DETAILS
A-3	EXTERIOR ELEVATIONS

## DISABLED ACCESS WALKWAY

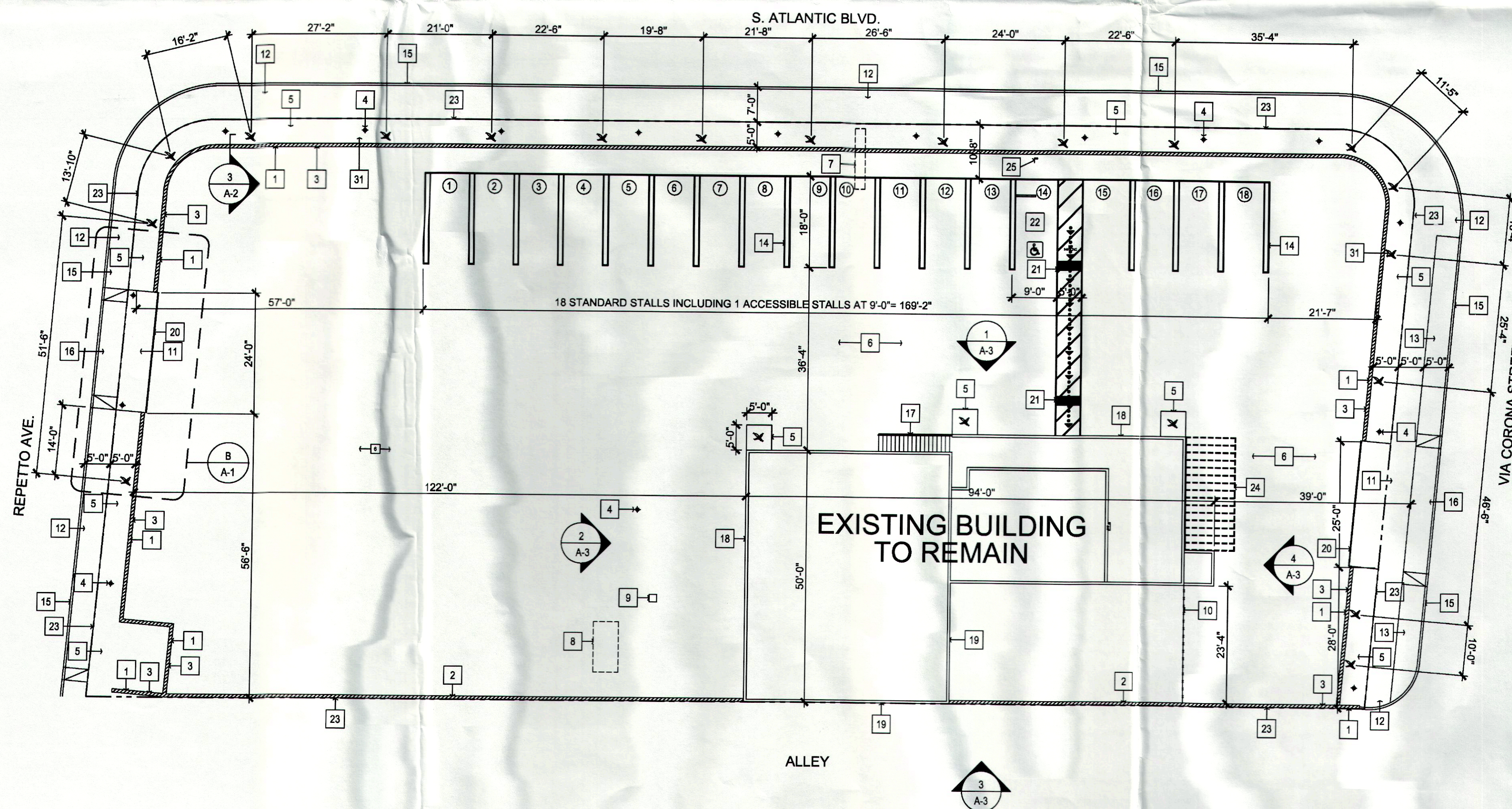
SCALE: 1/16"= 1'-0"

E

## CODES

VICINITY MAP

## SHEET INDEX



**SITE PLAN** SCALE: 1/16"= 1'-0"

**A**